171.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,500 / 781,500
					USE VALUE:	781,500 / 781,500
					ASSESSED:	781,500 / 781,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSTON JOHN A & MARCIA M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	28 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .258 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 1378 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	247,900	3,400	530,200	781,500
Total Card	0.258	247,900	3,400	530,200	781,500
Total Parcel	0.258	247,900	3,400	530,200	781,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 567.29 /Parcel: 567.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113442
GIS Ref:
GIS Ref:
Insp Date: 06/14/18

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,900	3400	11,250.	530,200	781,500		Year end	12/23/2021
2021	101	FV	240,600	3400	11,250.	530,200	774,200		Year End Roll	12/10/2020
2020	101	FV	240,600	3400	11,250.	530,300	774,300	774,300	Year End Roll	12/18/2019
2019	101	FV	200,900	3400	11,250.	522,700	727,000	727,000	Year End Roll	1/3/2019
2018	101	FV	202,300	3400	11,250.	401,500	607,200	607,200	Year End Roll	12/20/2017
2017	101	FV	202,300	3400	11,250.	378,800	584,500	584,500	Year End Roll	1/3/2017
2016	101	FV	202,300	3400	11,250.	348,500	554,200	554,200	Year End	1/4/2016
2015	101	FV	191,100	3400	11,250.	325,700	520,200	520,200	Year End Roll	12/11/2014

!13257!

PRINT

Date	Time
12/30/21	16:34:39

LAST REV

Date	Time
11/17/21	09:53:09
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13257

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZEIDAN LYNN JOH	67063-570		4/8/2016	Convenience	99	No	No		Remainered transfer into trust life estate st
JOHNSTON JOHN A	46912-21		2/1/2006	Family	99	No	No		
	16143-235		5/1/1985		124,000	No	No	Y	

USER DEFINED

Prior Id # 1:	113442
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Meas/Inspect	BS	Barbara S
10/17/2008	Meas/Inspect	189	PATRIOT
11/8/2000	Hearing N/C	189	PATRIOT
1/22/2000	Inspected	263	PATRIOT
12/23/1999	Mailer Sent		
12/20/1999	Measured	243	PATRIOT
7/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	6									530,247						530,200	

Total AC/HA:	0.25826	Total SF/SM:	11250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	530,247	Spl Credit		Total:	530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359237
Depreciation:	111364
Depreciated Total:	247874

COMMENTS

FP NON FUNC PDAS sink in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:					HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

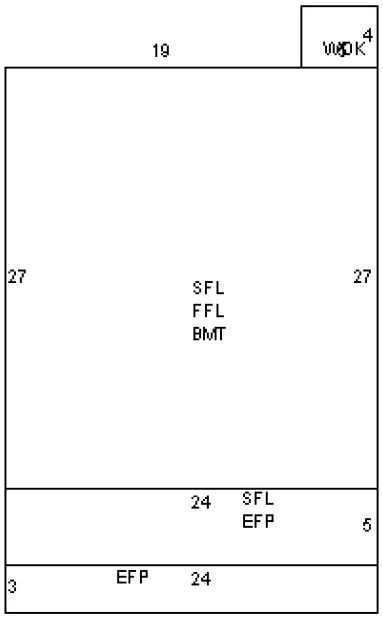
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	110.77
Final Total:	247900	Val/Su SzAd	179.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	730	182.230	132,956
BMT	Basement	648	54.670	35,426
FFL	First Floor	648	182.230	118,086
EFP	Enclos Porch	192	41.400	7,949
WDK	Deck	20	16.000	320

Net Sketched Area:	2,238			Total:	294,737
Size Ad	1377.5999	Gross Area	2276	FinArea	1378

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400
2	Frame Shed	D	Y	1	10 x 6	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400

IMAGE

AssessPro Patriot Properties, Inc